

168.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

706,300 / 706,300

USE VALUE:

706,300 / 706,300

ASSESSED:

706,300 / 706,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FORD MARGARET

Owner 2:

Owner 3:

Street 1: 259 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10995	Sq. Ft.	Site		0	70.	0.687											524,894						524,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10995.000	181,400		524,900	706,300		111578
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	181,400	0	10,995.	524,900	706,300		Year end	12/23/2021
2021	101	FV	174,900	0	10,995.	524,900	699,800		Year End Roll	12/10/2020
2020	101	FV	174,800	0	10,995.	524,900	699,700		699,700 Year End Roll	12/18/2019
2019	101	FV	152,600	0	10,995.	524,900	677,500		677,500 Year End Roll	1/3/2019
2018	101	FV	152,600	0	10,995.	442,400	595,000		595,000 Year End Roll	12/20/2017
2017	101	FV	152,600	0	10,995.	404,900	557,500		557,500 Year End Roll	1/3/2017
2016	101	FV	152,600	0	10,995.	344,900	497,500		497,500 Year End	1/4/2016
2015	101	FV	151,800	0	10,995.	299,900	451,700		451,700 Year End Roll	12/11/2014

Parcel ID 168.0-0007-0007.0

!13028!

PRINT

Date Time

12/30/21 16:01:02

LAST REV

Date Time

08/03/18 09:26:42

mmcmakin

13028

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19908-72		6/1/1989		169,000	No	No	Y	

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/21/2018		MEAS&NOTICE								HS	Hanne S	
11/10/2008		Measured								336	PATRIOT	
5/1/2000		Inspected								276	PATRIOT	
12/20/1999		Measured								264	PATRIOT	
1/1/1982										GP		

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

